



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR AUGUST 25, 2010

CITY of
BALTIMORE
MEMO



TO Chief John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE:

September 1, 2010

In attendance were:

- Eric Tiso, Anthony Cataldo, Melvin Hicks, Ken Hranicky and Bob Quilter for the Department of Planning;
- Chief John Carr for the Fire Department;
- John Igwe for HCD Plans Examining;
- Kirkland Gabriel, John Thumbi and Scott Adams for the Department of Transportation;
- Stanford Leach for the Parking Authority;
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities; and
- James Carroll for the Department of Public Works.

Agenda

1. 1746 Ashland Avenue – EBDI MD Public Health Lab
2. 1475 Patapsco Avenue – Ten Town Homes
3. 5100 Liberty Heights Avenue – Family Dollar Store

1746 Ashland Avenue – EBDI MD Public Health Lab

Zoning: R-8 (PUD)

Plans Date: 20 Aug 2010

Block/Lot: 1584/001

Urban Renewal: None

Environmental: Forest Conservation, Green Building Standard

Historic: None

Total Site Area: ±1.17 Acres

Gross Square Footage: ±225,000 sqft

In addition to Committee Members and Planning staff, in attendance was:

- John Lecker, Forest City-New East Baltimore Community;
- David Dill, Forest City-New East Baltimore Community;
- Steve Campbell, Forest City-New East Baltimore Community;
- Louis Fry, III, LBA/HDR;
- Michael Vinkler, HDR;
- Betsy Boykin, Core Studio Design;
- Kay Morin, Site Resources;

Project Summary:

This project proposes to construct a new building of 225,000 sqft over five stories (with a two-story mechanical penthouse) for the Maryland Public Health Laboratory that is relocating to this site from the existing Preston Street location. Principal functions of this laboratory will involve screening and testing of samples. This project is part of the Phase I redevelopment as part of the New East Baltimore Community Planned Unit Development (PUD), and will house approximately 225 employees. The site is presently developed as a surface parking lot. A future subdivision will follow to allow for the development of a parking garage to the immediate north of this laboratory, adjacent to the private alley.

Comments & Issues:

- Operational Concerns:
 - The site has specific operational security concerns, due to the nature of the program to be conducted. The design of the building has competing needs, on one hand, maximizing the footprint to be as efficient as possible for the program, versus providing an effective stand-off distance from surrounding streets. In the end, the design team would like to avoid the appearance of a fortress.
 - The sidewalk on the Ashland Street side will have a visually-continued path for pedestrians moving East-West. Public art to be designed in part by MICA students on the sidewalk will simultaneously provide effective vehicle barriers as well as attempting to hide or minimize the visual impact of the security features. Bollards wrapped in shrubs will also be used as vehicle barriers.
 - To increase the potential stand-off range and to provide vehicle barriers while simultaneously keeping an open pedestrian sidewalk, requires the removal of the on-street parking lane on the north side of Ashland Avenue.

- Plans Examining:
 - The Fire Department will require a list of chemicals to be stored in the laboratory, their locations, and approximate volumes for each. The specific use of each floor of the building has not been declared, and so Fire Department review will need to wait until such programming has been determined. More research will be done to make a determination of whether or not the building will fall under the high-rise construction requirements or not. Contact Chief John Carr for follow-on reviews as needed.
- Environmental/Landscaping:
 - Coordinate landscaping concerns with Gary Letteron in Planning's Office of Sustainability at 410-396-4369.
 - Two flagpoles will be provided at the intersection of Ashland and Rutland Avenues. Ensure appropriate lighting is provided if flags are displayed dusk-dawn.
- Parking/Traffic:
 - A private alley will be provided on the north side of the laboratory building, and will connect North Rutland Avenue to a public alley on the west side of the laboratory building. This rear alley will be the receiving area for samples and other deliveries, moving one-way westbound. Due to security requirements, automatic retractable bollards will be used to restrict access to the alley by vehicles. Against the side of the building, a rolling gate will deter pedestrians that do not have a need for access. These are repeated on the west side of the alley.
 - Coordinate lane widths and alignments as needed with DOT to account for the loss of the parking lane on the north side of Ashland Avenue.
 - A majority of the deliveries to this site will consist of couriers or small vans. Six reverse-angle parking spaces (9' by 20') are provided for these couriers. Perhaps once per month a larger truck (WB-50) may make a delivery. A truck loading dock with a rolling door is provided for this purpose.
 - Contact the Department of Transportation, Planning Division to ensure Traffic Impact Study (TIS) requirements are still current.
- Accessibility:
 - Ensure that ADA ramps on sidewalks have appropriate landing space, and that they are not encroached by vehicle barrier devices.
 - The entrance to the building from the garage needs to be ADA accessible. Avoid the use of steps. Illustrate accessible paths in revised plans.
 - Where the alley between the building and garage is flush, show it as such, versus a curb radius line. A note may help make this more apparent.

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format for final approval and stamp.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

1475 Patapsco Avenue – Ten Town Homes

Zoning: B-2-3

Plans Date: 25 Aug 2010

Block/Lot: 0995/001

Urban Renewal: None

Environmental: None

Historic: None

Total Site Area: ±0.248 Acres

Gross Square Footage: ≈1,800 sqft each

In addition to Committee Members and Planning staff, in attendance was:

- Ray Jackson, Stonewall Capital;
- Steve Shymoniak, Seto Architects; and
- H. Justin Seto, Seto Architects.

Project Summary:

The existing commercial building covering the entire parcel will be demolished and redeveloped as a subdivision for ten town homes. The site is bounded on the north by Birkhead Street, on the west by Patapsco Street and on the south by East Fort Avenue. The eastern half of the block is already developed as town houses.

Comments & Issues:

- Environmental/Landscaping:
 - For stormwater management (SWM) purposes, consider some of the following techniques:
 - Reduce overall paved areas where possible; include planting areas in the common drive, where possible.
 - Increase area of proposed tree pits to become tree panels.
 - Connect roof gutters and downspouts to cisterns or rain barrels.
 - Consider green roofs.
 - The committee appreciates the proposed use of pervious concrete in this application, coordinate this with the SWM reviewers to ensure its acceptability.
- Parking/Traffic:
 - The proposed entrance to the driveway is shown wider than standard, to allow for better visibility to cars leaving the site. Anecdotally, it is not uncommon for cars to park right at the edge of the driveway opening, making it both harder to turn out and remain in the lane (especially to the right) as well as reducing driver visibility.
 - A 16' wide use-in-common driveway will be provided in the rears of the proposed parcels to allow for access to each internal one-car garage. Increase this width to 20' to allow for easier turns into/out of garages as well as for better two-way flow.
 - The existing truck loading zone on Birkhead Street will no longer be required, and will be removed to allow for legal on-street parking in this area.

- Accessibility:
 - Ensure intersections are provided with ADA ramps and detectable markings to cross the street. The ramps will be oriented across the intersection, not pointed diagonally into the center of the intersection.
 - Consider flipping powder room and pantry on typical second floor plans.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - The maximum lot coverage permitted of 60% will be slightly exceeded (61% - 66%), and the required rear yard setbacks will be less than the 30' required (21.8'), and so these factors will require variances from the Board of Municipal and Zoning Appeals (BMZA), coordinate your application with Martin French in Planning (410-396-1354).
 - Each home will be nearly 18' in width, and meets the lot area and parking requirements per the Zoning Code.
- Subdivision:
 - Work with Ervin McDaniel in Planning (410-396-4264) for the subdivision review process.
 - Five three-story homes will front on Birckhead Street, and five three-story homes will front on East Fort Avenue. Homes will be slab-on-grade and each home will have a rooftop deck on the rear slope roof.
- Plan Adjustments/Missing Site Plan Elements:
 - Ensure all general notes for each sheet are included as listed in Sections 9.0 and 9.1 of the Site Plan Review Guidelines (July 2010). List the ADA statistics as required by Section 9.10.

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5100 Liberty Heights Avenue – Family Dollar Store

Zoning: B-1-1/B-2-1 Split

Plans Date: July 2010

Block/Lot: 8257/002

Urban Renewal: None

Environmental: None

Historic: None

Total Site Area: ±0.586 Acres

Gross Square Footage: ±8,050 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Christopher W. Blount, P.E.

Project Summary:

This site is proposed to be redeveloped for use as an 8,000 sqft Family Dollar store. The site is split-zoned B-1-1 and B-1-2.

Comments & Issues:

- Environmental/Landscaping:
 - Contact the stormwater management (SWM) office to verify if the underground SWM facility will be acceptable or not. Alternatives to consider include a green roof, and a cistern to catch rainwater for use in site irrigation.
 - A landscaping area is provided along the side of the building, on the Liberty Heights Avenue side.
- Parking/Traffic:
 - Add lane arrows for direction of travel on the streets. One of the challenges of this site is that Milford Avenue is one-way running towards Liberty Heights Avenue. Added to this, the intersection is not controlled, and the proposed curb-cut is close to the intersection with the offset Milford Avenue. The committee is concerned that this configuration may lead to conflicts.
 - Since the driveways are so wide to allow for the truck access, it may lend itself to drivers exiting the site onto Liberty Heights, especially for right turns. Add a sign for right turns only to discourage other movements. Add a stop bar at exits.
- Accessibility:
 - A 5' wide sidewalk is needed from Liberty Heights to the front of the store. The grading of the entry driveway is now a 6% slope, and should be reduced to 5% if possible for accessibility. Use either a different paving material or otherwise clearly define the sidewalk through marking to make clear to drivers that the area is for pedestrians.

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